

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting held on Thursday 27th August 2009 in the Council Offices at 8pm

UNCONFIRMED

Present:- Cllr R F Gould (Chairman) Cllr L J Smith
Cllr M E Ewart Clerical Assistant: Mrs E Marsden
Cllr I N Guy

There were 10 members of the public present.

1. **Apologies for Absence.** Clerk - Mrs L Turner.
2. **Declarations of Members' Interests in Items on the Agenda.**
There were no declarations of interest.
3. **Minutes of the previous meeting held on Thursday 6th August 2009.**
09P82 – These were **RESOLVED** as a true record of that meeting and signed by the Chairman.
4. **Matters Arising.** None.
5. **Review of Conditions Attached to Permissions:-**
09P83 Information was **NOTED** in respect of the following:-
09/06088/FUL Ambleside, Common Road, Great Kingshill
09/06181/FUL 11 Orchard Close, Hughenden Valley
6. **Review of Reasons for Refusal of Applications:-**
09P84 Information was **NOTED** in respect of the following:-
09/06101/FUL 1 Windmill Parade, Georges Hill, Widmer End
09/06105/FUL 19 Battingswood Gardens, Naphill
7. **Review of Reasons Contrary to Parish Council Views:-**
09P85 Information was **NOTED** in respect of the following:-
09/05667/FUL Woodsyde, Warrendene Road, Hughenden Valley
09/05912/FUL 2 Jubilee Cottages, Naphill Common, Naphill
09/06073/FUL Long Runnets, Pipers Lane, Great Kingshill
09/06114/FUL Land at rear of Cricketers Rest, Missenden Road, Great Kingshill
8. **Correspondence.**
None received.
9. **Consideration of Planning Applications.**
09P86 – 9 applications were reviewed.

The following applications should be refused for the planning reasons set out below:-

Ecrott/09/06479/FUL – Emma Crotty - 421538

Erection of two storey rear extension & enlarged dormer windows to the front of 5 Cherrycroft Drive, Naphill. The Parish Council objects to this application. It considers the new plans do not address the reasons for Wycombe District's previous refusal and the Planning Inspectorate's dismissal of Appeal on a previous application. The loss of symmetry would mean the pleasing rhythm on the western side of Cherrycroft would be lost, ie) the proposed dormers are larger than the neighbours and of a different design. The two storey extension is overbearing and the single storey would lead to a loss of amenity to neighbours. The proposed development is 'overdevelopment' of the site.

MJD/09/06509/FUL - Martin Davies - 421520

Change of use of redundant farm buildings to 3 x 3 bed dwellings with associated parking and garaging, 2 x B1 business units and demolition of remaining building.

The Parish Council has an interest in this application as the applicant is a Parish Councillor. However, the Parish Council has no objection regarding the three dwellings as long as the pedestrian exits onto the narrow footpath in Hatches Lane are not deemed to be dangerous and that the upper front windows are not an intrusion on neighbours.

The Parish Council strongly objects to the proposed 2 x B1 business units. They would be inappropriate development in this area of the Green Belt and AONB. The resultant increase in traffic, not only from the employers and employees, but also from any delivery vehicles whether small vans or large articulated lorries would be a major intrusion not only to Hatches Lane residents, but to the village of Great Kingshill. Hatches Lane is a narrow road leading to a dangerous single track lane and the noise, inconvenience and problems associated to badly sited industrial sites within Hughenden Parish are well documented. This part of the application gives great concern and should be refused. If this is minded to approve it should be considered by the Wycombe District Council Planning.

The Council has the following observations on these applications:-

GMG/09/06453/FUL - Gemma Gearing - 421632

Erection of rear extension and roof extensions at Pensylva, Cryers Hill Road, Cryers Hill.

The Parish Council has no objection provided that this extension together with a previous extension, does not contravene the 50% rule in the green belt.

VJB/09/06496/FUL - Valerie Bailey - 421548

Construction of single storey rear extension and new pitched roof over rear of existing garage at 55 Friars Gardens, Hughenden Valley.

The Parish Council has no objection provided there is no intrusion on neighbours.

VJB/09/06510/FUL - Valerie Bailey - 421548

Erection of close boarded wooden boundary fence at Rylands, Cryers Hill Road, Cryers Hill.

The Council has no objection provided there is no intrusion on 'Vale Vue' and the height and appearance of the fence does not contravene Green Belt rules.

The Council has no observations on the following applications:-

MJD/09/06227/FUL - Martin Davies - 421520

AMENDED:- Erection of 2 x 4-bed detached dwellings with retained access for the fields to the south along with associated amenity space, landscaping and construction of vehicular access at land to the east of Widmer Farm House, North Road, Widmer End.

The following applications should be approved:-

GMG/09/06502/FUL – Gemma Gearing – 421632

Construction of detached outbuilding / store following demolition of existing outbuilding at The Farm House, Speen Road, North Dean.

AD/09/06507/FUL- Alexia Dodd - 421462

Construction of rear conservatory at 26 Windmill Lane, Widmer End.

Ecrott/09/06564/FUL – Emma Crotty – 421538

Erection of new match day shelter at Magnolia Park Sports Club, Valley Road, Hughenden Valley.

10. **Other Matters.**

09P87 - WDC - Notification of proposed name for new dwelling behind Cricketers Rest, Missenden Road. The Parish Council has no objection to the name Bluebell Meadow as long as the dwelling is known by that name and it is not a new road name.

11. **Items for/from Strategy/Action Plan.** None.

12. **Urgent Matters by permission of the Chairman.** None.

13. **Date of the Next Meeting.**

The next meeting of the Planning Committee is scheduled for Thursday 17th September 2009.

There being no further business, the meeting closed at 10.06pm.

Signed:

Date: